



Breaking down AB 2216 and How It Affects Renters and Landlords

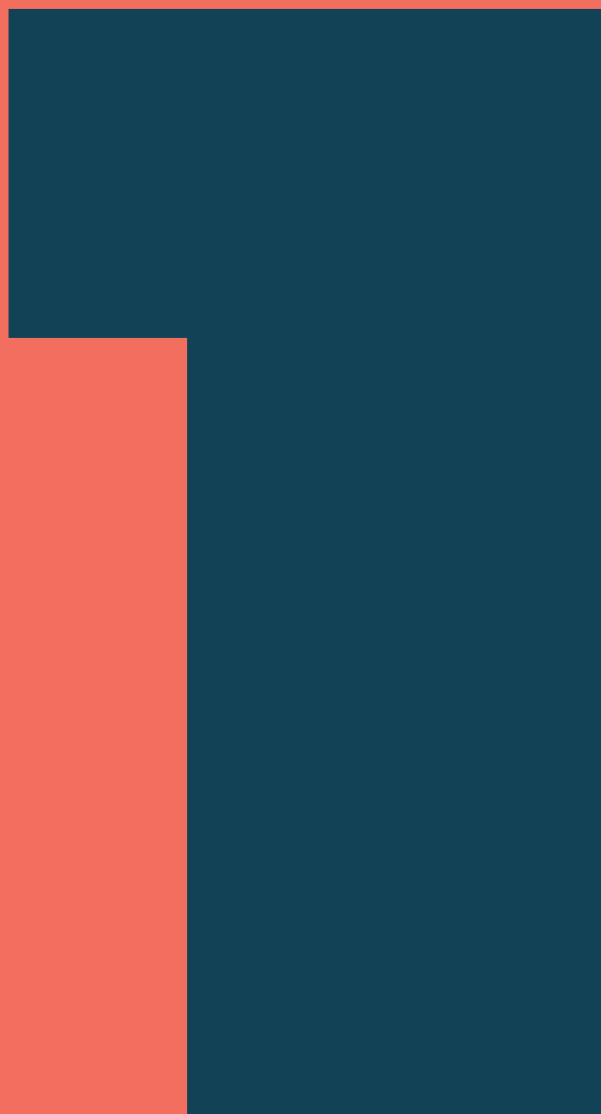


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Intro to AB2216



- California Assembly Bill 2216 (AB 2216), introduced by Assemblymember Matt Haney, aims to address the housing crisis by making it easier for renters with pets to find housing. The bill has several key provisions and has sparked significant debate among various stakeholders.



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Prohibition of Blanket Pet Bans



- The bill would prohibit landlords from implementing blanket bans on common household pets in rental units. Landlords would need to provide a reasonable justification for not allowing pets, such as health or nuisance-related concerns



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Restrictions on Pet Fees

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- AB 2216 would prevent landlords from charging additional rent or security deposits specifically for pets. This includes prohibiting "pet rent" and limiting pet deposits



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Application Process

- Landlords would only be allowed to ask about pet ownership after a tenant's application has been approved. This is intended to ensure that pet owners are not discriminated against during the initial application process



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Exemptions for Small Landlords

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- Following amendments, the bill now includes a carve-out for smaller buildings with 15 or fewer units, exempting these landlords from the requirement to accept pets



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Implementation Date



- The bill, if passed, would become effective on January 1, 2025, with some provisions delayed until April 1, 2025



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Supporters

- Landlords will have access to good potential tenants who may previously have been rejected due to their pet(s).
- Pet owners will not face additional fees (pet rent or pet deposits).
- The bill gives pet owners the confidence to be truthful about their pets during house-hunting.
- There will be more houses on the market that are accessible to pet owners (70% of California's population).



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Against Bill



- The bill infringes on the private property rights afforded to all property owners in California.
- The bill forces landlords to put their property at risk with no financial safety net in place.
- Landlords may take their properties off the market, adding to the current housing crisis.
- Keeping pets can reduce property value and increase property maintenance costs.



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